LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BALANCE SHEET
JUNE 30, 2025
(UNAUDITED)

ASSETS		
Pinnacle Operating Checking	20,517.22	
Assessments Receivable	18,947.52	
Allowance Account	(10,231.53)	
Interest Receivable	7,885.90	
Tax Refunds Receivable	4,044.00	
Prepaid Expenses	1,478.11	
TOTAL CURRENT ASSETS		42,641.22
CASH RESERVES		
BMO BANK CD 10/14/25 5.35%	100,000.00	
FLAGSTAR BANK CD 12/29/25 4.65%	60,000.00	
CITY NATL BANK 01/26/26 4.35%	80,000.00	
MORGAN STANLEY CD 06/22/26 5.10%	65,000.00	
MORGAN STANLEY CD 10/13/26 5.10%	100,000.00	
MORGAN STANLEY CD 03/08/27 4.65%	75,000.00	
SALLIE MAE CD 08/02/27 4.45%	65,000.00	
HSBC BANK CD 04/21/28 3.60%	100,000.00	
MORGAN STANLEY CD 08/07/28 4.30%	65,000.00	
Wells Fargo Money Market 0.05%	318,631.97	
TOTAL CASH RESERVES		1,028,631.97
TOTAL ASSETS		1,071,273.19
LIABILITIES		
Accrued Expenses	34,275.40	
Deferred Easement Proceeds	70,387.00	
Prepaid Assessments	44,012.71	
TOTAL LIABILITIES		148,675.11
EQUITY		
Replacement Reserve	2,221,291.02	
Replacement Reserve Usage	(1,359,274.46)	
Community Maintenance / Improvement Fund	101,747.51	
Current Year Surplus / (Deficit)	(41,165.99)	
TOTAL EQUITY		922,598.08
TOTAL LIABILITIES AND EQUITY		1,071,273.19

LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH AND SIX MONTHS ENDED JUNE 30, 2025
(UNAUDITED)

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
REVENUE							
Single Family Assessments	0.00	0.00	0.00	8,694.00	8,694.00	0.00	17,388
Townhome Assessments	0.00	0.00	0.00	238,140.00	238,140.00	0.00	476,280
Late Charges	0.00	41.67	(41.67)	648.10	250.02	398.08	500
Interest	0.00	3,333.33	(3,333.33)	16,260.94	19,999.98	(3,739.04)	40,000
Legal Fee Reimbursements	0.00	0.00	0.00	1,794.90	0.00	1,794.90	0
Miscellaneous Income	220.00	41.67	178.33	240.00	250.02	(10.02)	500
Garden Plot Income	40.00	0.00	40.00	720.00	800.00	(80.00)	800
TOTAL REVENUE	**260.00**	**3,416.67**	**(3,156.67)**	**266,497.94**	**268,134.02**	**(1,636.08)**	**535,468**
ADMINISTRATIVE EXPENSES							
Miscellaneous Administrative	302.91	183.33	(119.58)	538.40	1,099.98	561.58	2,200
Community Events	269.85	250.00	(19.85)	269.85	1,250.00	980.15	2,000
Management Fees	4,384.25	4,384.25	0.00	26,305.50	26,305.50	0.00	52,611
Website / Newsletter	0.00	41.67	41.67	48.00	250.02	202.02	500
Legal Fees	1,077.55	750.00	(327.55)	6,005.43	4,500.00	(1,505.43)	9,000
Audit & Accounting	0.00	0.00	0.00	5,039.90	5,000.00	(39.90)	5,500
Reserve Study	0.00	3,500.00	3,500.00	1,600.00	3,500.00	1,900.00	3,500
Bad Debts	0.00	0.00	0.00	0.00	0.00	0.00	100
Neighborhood Watch	0.00	0.00	0.00	0.00	0.00	0.00	0
Meetings Support	185.00	200.00	15.00	1,180.00	1,200.00	20.00	2,400
TOTAL ADMINISTRATIVE EXPENSES	**6,219.56**	**9,309.25**	**3,089.69**	**40,987.08**	**43,105.50**	**2,118.42**	**77,811**
CONTRACT & MAINTENANCE EXPENSES							
Trash & Recycling Service	7,094.52	7,333.33	238.81	42,737.72	43,999.98	1,262.26	88,000
Grounds Maintenance & Repair	652.00	833.33	181.33	708.86	4,999.98	4,291.12	10,000
Grounds Upkeep Contract	7,419.35	7,419.33	(0.02)	44,146.74	44,515.98	369.24	89,032
Tree Maintenance	0.00	583.33	583.33	9,686.15	3,499.98	(6,186.17)	7,000
Emergency Tree Fund	0.00	416.67	416.67	1,900.00	2,500.02	600.02	5,000
Snow Removal & Supplies	0.00	0.00	0.00	17,531.25	9,500.00	(8,031.25)	10,000
Garden Expenses	640.03	0.00	(640.03)	640.03	800.00	159.97	800
Tot Lot Maintenance	0.00	133.33	133.33	0.00	799.98	799.98	1,600
General Maintenance	0.00	750.00	750.00	7,636.70	4,500.00	(3,136.70)	9,000
Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL MAINTENANCE EXPENSES	**15,805.90**	**17,469.32**	**1,663.42**	**124,987.45**	**115,115.92**	**(9,871.53)**	**220,432**
POOL EXPENSES							
Pool Contract	11,350.00	11,150.00	(200.00)	45,400.00	44,600.00	(800.00)	49,332
Pool Telephone	85.09	58.33	(26.76)	349.26	349.98	0.72	700
Pool Electricity	708.52	700.00	(8.52)	967.14	1,150.00	182.86	3,500
Pool Water	0.00	0.00	0.00	1,351.22	1,300.00	(51.22)	6,000
Pool Gas	17.22	16.67	(0.55)	91.34	100.02	8.68	200
Pool Supplies & Maintenance	3,307.69	2,500.00	(807.69)	6,881.34	5,000.00	(1,881.34)	10,000
TOTAL POOL EXPENSES	**15,468.52**	**14,425.00**	**(1,043.52)**	**55,040.30**	**52,500.00**	**(2,540.30)**	**69,732**
UTILITY EXPENSES							
Street Light Electricity	341.58	266.67	(74.91)	2,096.90	1,600.02	(496.88)	3,200
TOTAL UTILITY EXPENSES	**341.58**	**266.67**	**(74.91)**	**2,096.90**	**1,600.02**	**(496.88)**	**3,200**
FIXED EXPENSES							
Taxes & Licenses	3,365.00	0.00	(3,365.00)	6,980.00	9,000.00	2,020.00	9,000
Insurance	1,237.62	1,250.00	12.38	7,425.72	7,500.00	74.28	15,000
TOTAL FIXED EXPENSES	**4,602.62**	**1,250.00**	**(3,352.62)**	**14,405.72**	**16,500.00**	**2,094.28**	**24,000**
RESERVES							
Replacement Reserves	11,691.08	11,691.08	0.00	70,146.48	70,146.48	0.00	140,293
TOTAL RESERVES	**11,691.08**	**11,691.08**	**0.00**	**70,146.48**	**70,146.48**	**0.00**	**140,293**
TOTAL EXPENSES	**54,129.26**	**54,411.32**	**282.06**	**307,663.93**	**298,967.92**	**(8,696.01)**	**535,468**
SURPLUS / (DEFICIT) FUNDS	**(53,869.26)**	**(50,994.65)**	**(2,874.61)**	**(41,165.99)**	**(30,833.90)**	**(10,332.09)**	**0**